

Atty Mary Healey.

SS. Selena Jackson-Owner vs Vespa Gibbs et al. City Insp.  
7/18/05  
BHC-Karator  
Referred to MJ RB Colling

05-1

Please be advised, that 3 unknown contractors  
"have demolished my rear porch, without  
verifying their identities to work, and show  
me any permits

I, therefore, am requesting an "immediate  
stay of execution of labor" by the appointed  
Receiver Vespa Gibbs, who has prolonged and  
obstructed the necessary repairs to the building.  
Please "see attached list", Please "for these  
papers to the Housing Court Clerk, and seek  
regress by way of "stay of execution" for me  
to hire one of the other contractors given  
to Celia Weinstein, namely "Duffy Roofing".  
"They were supposed to have had their  
proposals of labor to her!" please see if they have

Selena Jackson  
57 Westmore Rd  
Methuen, Ma 02126-15  
03-CV00595

1 of 5

From: Selena Jackson - landlord 7/18/05  
 To: Vespa Gibbs et al - Receiver  
 aka Robinson, Inc

Re: 03CV00595 Boston Housing Court

Subj: Stay of execution of work on premises  
 due to Criminal Trespass, Destruction  
 of Private Property located at 57 Westmore  
 Rd, Mattapan, Ma 02126

Dear Miss Gibbs:

Please be advised, that I am not  
 in receipt of any papers from the court, that  
 authorize the work men, who haven't  
 shown me the proper license to construct  
 my building. They have torn down the  
 rear porch, which was only supposed to be  
 joyned on the second floor, and repaired  
 at the 1st floor base porch, by jacking the  
 left side to level, and Guy on the second.  
 They have also, removed the storm windows  
 "unnecessarily," when "they don't need replacing."  
 7/18/05 I refuse to allow the workman "unknown" to  
 "destroy my property," without the proper certificate  
 because of my liability, in case they get hurt  
 or fall while repairing. I also want to  
 clarify the value of "necessary repair." I am  
 not paying for a padded bill, of excessive  
 costs for unnecessary work to the building.  
 The list of repairs for the address at 57 Westmore  
 Rd, Mattapan Ma. are as follows:

2 of 5

From: Selena Jackson-Landlord/Owner  
 57 Westmore Rd, Mattapan, Ma 02126  
 Re: 03CV00595-Boston Housing Court

7/18/05

Allowed Repairs at 57 Westmore Rd, Mattapan  
Ma 02126

- 1 "Board, and shingle roof, and point Chimney"
- 2 Paint all window trim on outside of building
- 3 Replace gutters, on "right side" of building
- 4 Clean, and Secure gutters around the building
- 5 Put downspouts around building
- 6 Cement corner base of foundation on right side
- \* 7 Install windows in the hallway, on the right side
- 8 of apt 1, and Apt 2, by appt. with Landlord
- \* 9 "Rebuild" rear porches, that were torn down (by landlord)
- \* 10 Replace rear porch Steps
- 11 "Replace ceilings in Rear hallway", front of 2nd fl. by appt. only w/landlord

Damages Caused by City Inspectional / Respa Gibbs

- 1 Broken Storm Windows to be repaired (8)
- 2 Doors damaged, - front hallway to porch holes in door
- 3 Door Jams (3) front entrance, rear entrance
- 4 Padlocks, and Cylinders - (2) front & back door entrance
- 5 Water Damage - (2) bathrooms 1st & 2nd fl. (ceiling, wall, & floor)
- 6 Rental Loss 5 yrs @ \$1200<sup>00</sup> per annum = \$6000 + 200000
- 7 Boarding Cost (7) - \$14000<sup>00</sup> (liens)
- 8 Date of destruction of porch 7/15/05
- 9 Water Damaged Floor - Front Hallway
10. Water Damaged Ceiling Front Hallway

1st fl.



375

SS: Selena Jackson vs City Insp Sires et al, Vespa Gibbs  
 Re: 03-CV00595 (98-CV01452) 6/8/00 SP  
Criminal Charges brought by Selena Jackson-Landlord

"Destruction of Priv. Prop."

Criminal Trespass

(5yrs)x Viol. Noul, Law - (Disability of landlord for utilities paid)

Malicious Destruction

False Arrest

Duress

Viol Civil Rights

Defamation

libel

Missappropriation of Funds 6/00 -

Theft Eight Texture, locks (3)

Fraud w/int

Assault City Insp Cmn McMullen/BPD - Area etc 12/18/03

Bodily Harm " " " " 12/18/03

"Viol of Deed, of Owner" w/int "to take over property"

\* Non-Compliance (Vespa Gibbs, Contractors)

Obstruction of Justice - Vespa Gibbons

Selena Jackson, Inc  
 Res. Agent  
 General Owner/oper.  
 Pro Se Litigant  
 57 Westmore Rd 2  
 Mattapan, Ma 02126-1558/28

4 of 5

05-CR00595  
 Owner Selena Jackson vs City Insp. Soc/Vespa Gibbs, BHC-Kariakotis <sup>et al</sup> 7/15/05  
Receivership - 03CV00595

### Grievances with Cause by landlord

- 1 Vespa Gibbs was assigned by the Boston Housing Court in 2004, to be the "receiver" of 57 Westmore Rd, Mattapan
- \* 2 Vespa Gibbs, "withdrew from the receivership 8/04, and was "unlawfully re-assigned as the receiver by Judge Kariakotis - may 2004. This was a violation, as "new receiver" should have been appointed.
- 3 During the receivership period of 8/04, Miss Gibbs "sawed the lock to the premises at the rear, and as "deemed criminal in trespassing," due to "her withdrawal," which "was not properly implemented" by the Court.
4. Vespa Gibbs, has "not made the proper written notification to the landlord regarding repairs," and the "contractors sent by her did not show the proper licensing," to service the building.
5. The "cost of repairs," was "not sent to the landlord by the contractor, or Vespa Gibbs," and therefore "any work is considered illegally done," and any liability for injury, or excessive cost not reported, and allowed by the landlord," will be payable by the Boston Housing Court.
6. The "time frame of work necessary, and ordered by the BHC, for Vespa Gibbs to complete," was "not met"
- \* "est. time for repairs - "3 days (all work)"
- \* Time wasted, and obstructed by Vespa Gibbs (4yr 8 mos)"

5 of 5

Selena Jackson vs City Inspectional Svcs et al, Vespa Gibbs  
Re 03-00595 (98-01452CV) 6/8/00 SP

7. "Vespa Gibbs", is "proceeding to address the BMC, with  
"padded, and/or overassessed, and unnecessary work  
to the building located at 57 Westmore Rd, Mattapan  
Ma 02126-1558, thereby causing the landlord  
to expend monies, that she does not have to pay  
for the repairs required (see attached list), to  
bring the property to specification code.
- \* Time frame for all work to be done is (3 days)  
Therefore, damage assessments apply to Vespa  
Gibbs, City Inspectional et al, BMC. Due too  
"foreclosure pending by the Landlord" against  
City of Boston, City Inspectional Svcs, Pride Project,  
Vespa Gibbs, and Boston Housing Of Kariakotis,  
for absorbant and unnecessary cost, and damages  
caused by boardings of her "Business Property",  
which has cost her, her Sailor's Relief and livelihood.

Selena Jackson, Landlord  
 Owner/Oper/Res. Agent  
 Pro Se Litigant  
 57 Westmore Rd 2  
 Mattapan, Ma 02126-1558/28



5 of 5

Selena Jackson vs City Inspectional Svcs et al, Vespa Gibbs  
 Re 03-00595 (98-01452CV) 6/8/00 SP

7. "Vespa Gibbs" is "proceeding to address the BMC, with "padding, and/or overassessing, and unnecessary work to the building located at 57 Westmore Rd, Mattapan - Ma 02126-1558, thereby causing the landlord to expend monies, that she does not have to pay for the repairs required (see attached list), to bring the property to specification code."
- \* Time frame for all work to be done is (3 days)  
 Therefore, damage assessments apply to Vespa Gibbs, City Inspectional et al, BMC. Due to "foreclosure pending by the landlord" against City of Boston, City Inspectional Svcs, Pride Project, Vespa Gibbs, and Boston Housing of Kariakotis, for absorbant and unnecessary cost, and damages caused by boardings of her "Business Property" which has cost her, her Sailor's Relief and livelihood.

BB0# 01154887

Selena Jackson, Landlord  
 Owner/Oper/Res. Agent  
 Pro Se Litigant  
 57 Westmore Rd 2  
 Mattapan, Ma 02126-1558/28

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TO: \_\_\_\_\_

FROM: TREMONT TEMPLE BAPTS

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COMMENT: